

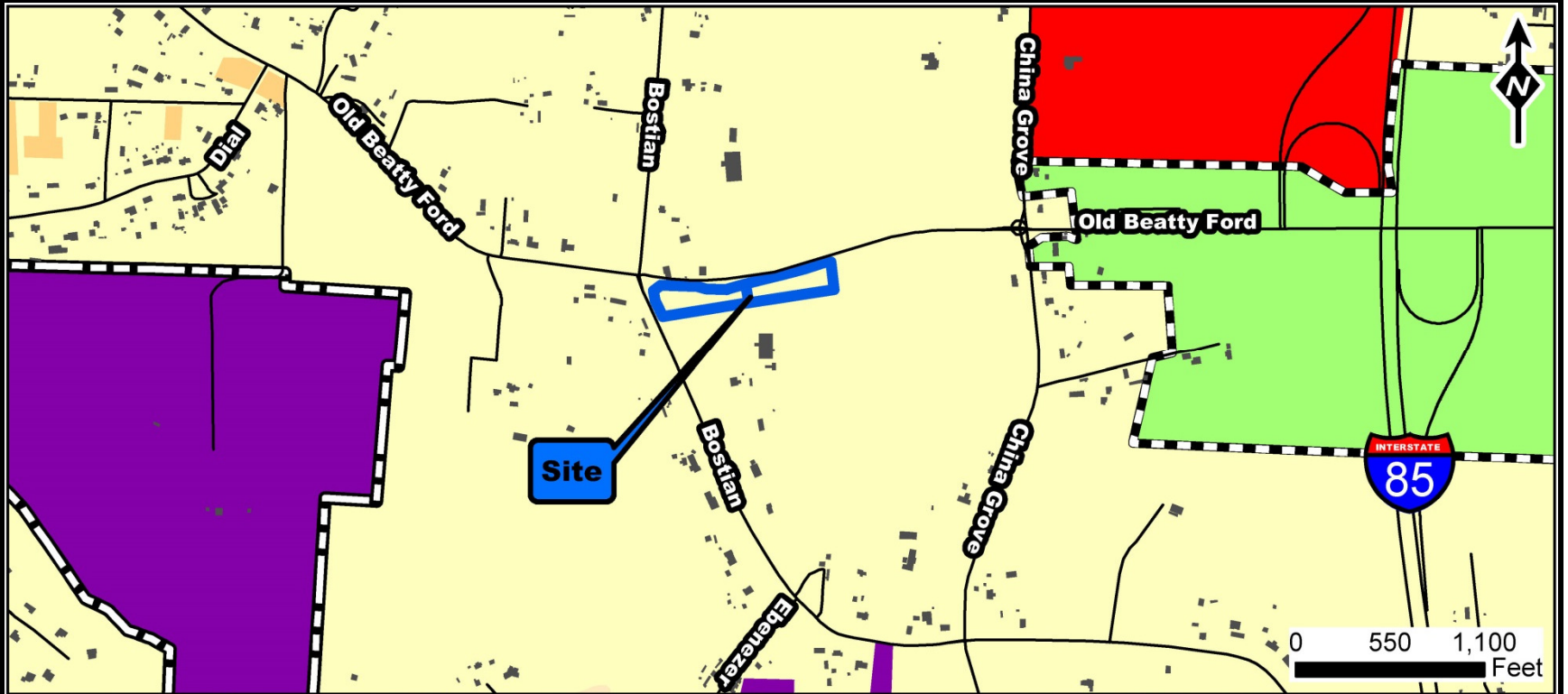
A photograph of a road intersection. In the foreground, there is a grassy area. A road with white and yellow lane markings curves from the left towards the right. In the background, there are trees, a small house, and a tall cell tower. The sky is overcast.

Courtesy Hearing Z 04-20

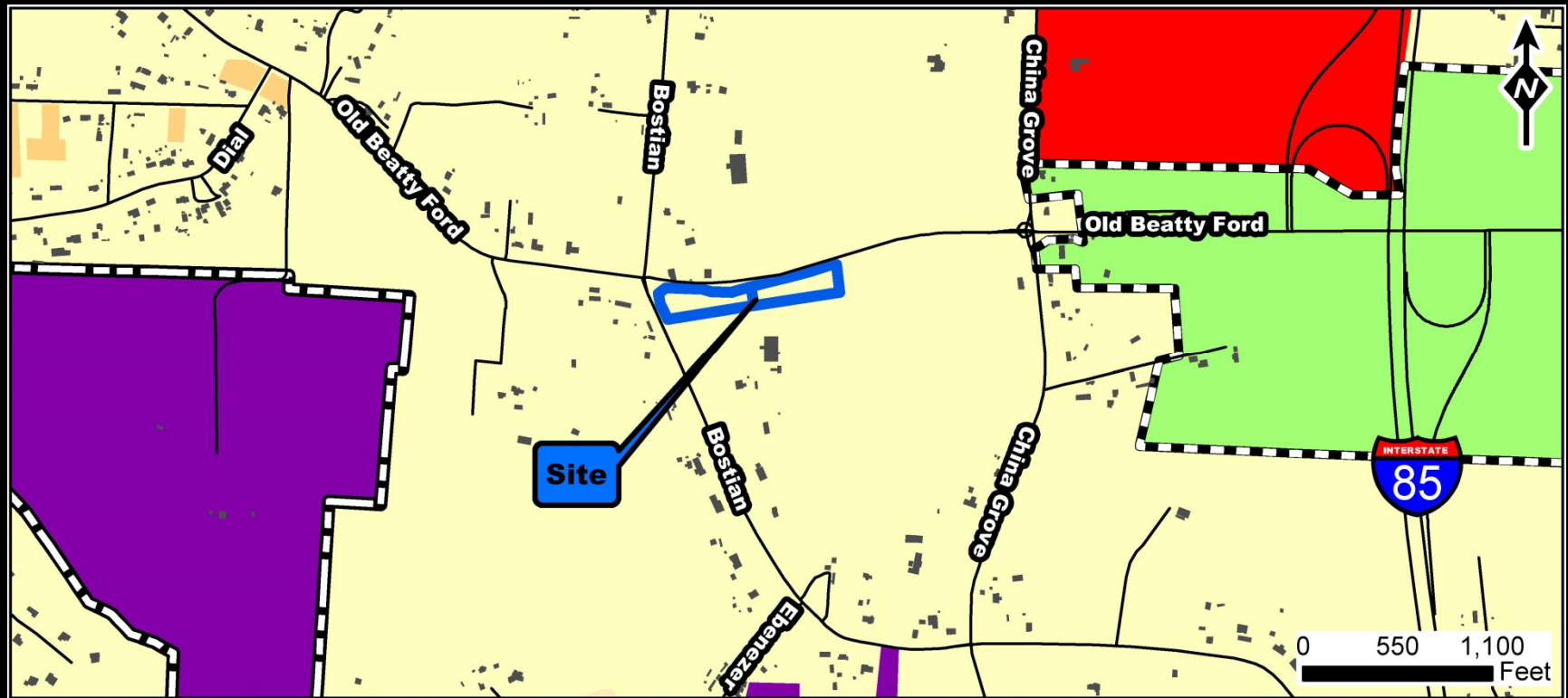
SEPTEMBER 28, 2020

**Owner: Morgan Well & Pump Inc.
Applicant: Sam King Jr. Engineering**

**SE Corner of Old Beatty Ford Rd. / Bostian Rd.
Tax Parcels: 140-233 & 234**







County Zoning

-  RA
-  CBI
-  IND



Landis Town Limits
Zoning: M-1



Kannapolis City Limits
Zoning: AG

Site's OBF Frontage Facing East



Site Facing East



Site's Bostian Frontage Facing North



Site Facing NW; Proposed Building



883 OBF, Johnson Res. (L); 875 OBF,
Phillips Res. (R)



1865 Bostian, Stirewalt Prop.



Bostian Rd. Facing South



MAJOR GROUP	INDUSTRY GROUP	RA	CBI-CD
Residential		Permitted	Not Permitted
Construction		Permitted with SR	Water Well Drilling Permitted
Mining		Permitted with SR	Not Permitted
Manufacturing		Not Permitted	Not Permitted
	"Heavy Impact Uses"	Some Permitted with SR	Not Permitted
Transp., Com., Elec. / Gas, & Sanitary Svc.		Most Permitted with SR	Not Permitted
Wholesale Trade		Permitted with SR	Not Permitted
Retail Trade		Permitted with SR	Not Permitted
Finance, Ins., & Real Est.		Most Permitted with SR	Not Permitted
Services		Not Permitted	Not Permitted
	Misc. Amusement & Rec.	Permitted	Not Permitted
Public Admin.		N/A	Not Permitted

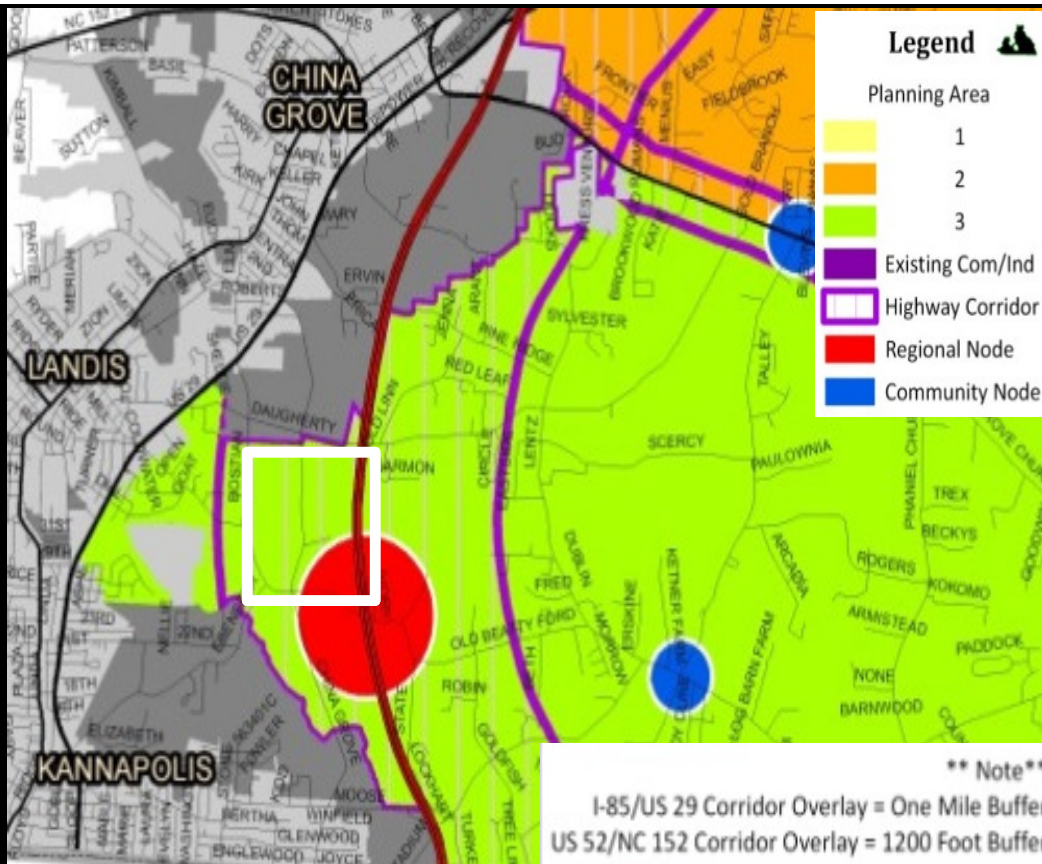
Generalized Groupings:

Permitted: 100-75% Most: 75-50% Some: 50-25% Not Permitted: 25-0%

Source: Section 21-113 Table of Uses

CBI District Purpose / Intent

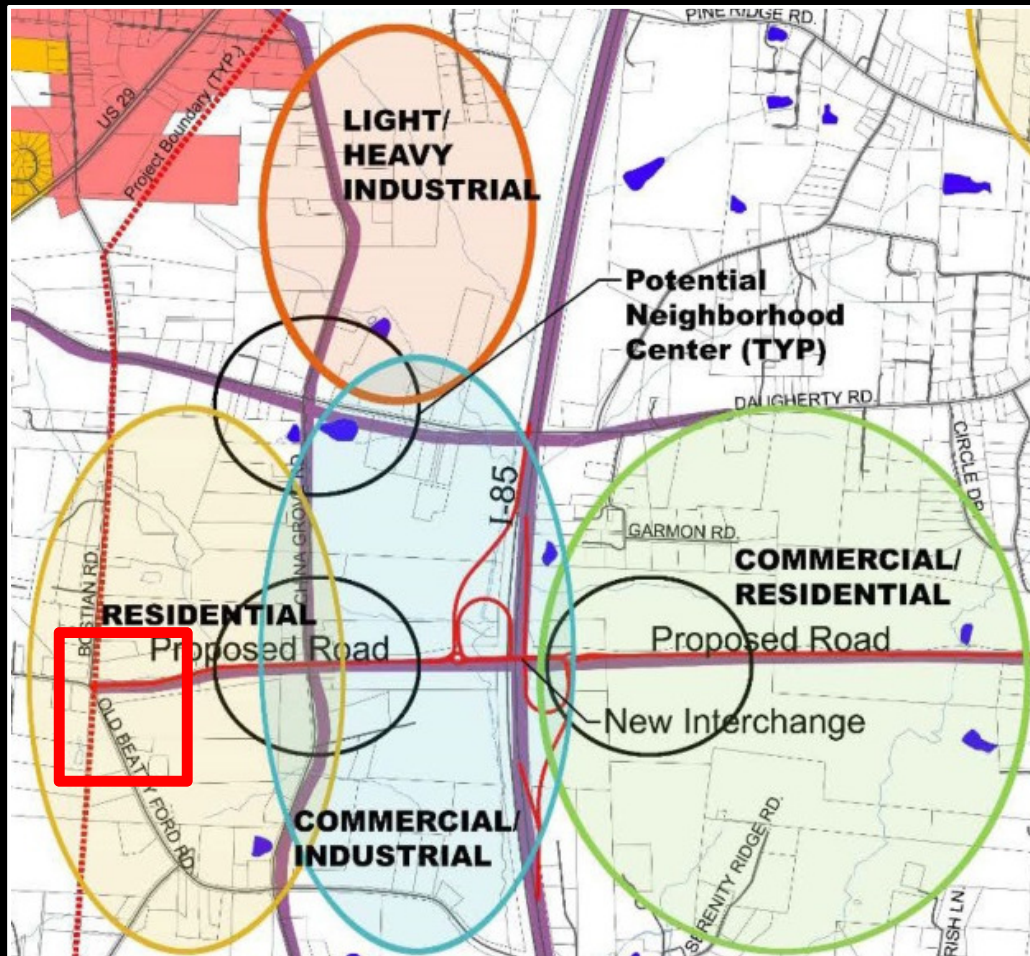
- Regional Node
- Commercial Corridor (future based on LUP)
- Other areas deemed compatible & overall public good served



- **Area 3 – No specific Rec.**
- **Major (non NC / US Hwy) thoroughfare – Rec. NB.**
- **Highway Corridor – com / ind / mxd use generally encouraged.**

Perimeter landscaping and parking on side / rear is suggested.

- **Regional Node – Significant retail, service, & mixed use at OBF interchange.**



- Design guidelines relating to building façade, landscaping, signage, lighting, buffering, etc. are referenced as areas to further evaluate

- Located in potential Residential Area & adjacent to N-hood Center & Com. / Ind. Area.
- Plan assumes development at interchange, key intersections, and “important corridors”



Rowan County Department of Planning & Development
402 North Main Street – Suite 204 – Salisbury, NC 28144
Phone: (704) 216-8588 – Fax: (704) 216-7986
www.rowancountync.gov/planning

NOTICE OF REMOTE HEARING

To: Adjoining Property Owner
From: Rowan County Planning Department
Date: September 16, 2020
Subject: **Rezoning Request Z 04-20**

The Rowan County Planning Board will conduct a remote courtesy hearing through virtual means on Monday, September 28, 2020 beginning at 7:00 PM to consider the following application:

Z 04-20

Morgan Well & Pump Inc. is requesting a rezoning of their 3.16 acres located on the southeast corner of Old Beatty Ford and Bostian Roads referenced as Rowan County Tax Parcels 140-233 & 234 from Rural Agricultural (RA) to Commercial, Business, Industrial with a Conditional District (CBI-CD) to accommodate a 4,000 sq.ft. building and associated storage area for a water well drilling contractor business.

Your property is within the notification area of the requested application. This notice is for your information only and your participation is optional. **If you are interested in participating in the meeting, please see the back side of this notice for instructions.** If you have general questions regarding the request, you may contact the Rowan County Department of Planning and Development at 704.216.8588 or visit <http://www.rowancountync.gov/1272/Planning-Board> and select **Z 04-20** (information will be updated by Friday, September 18th by 5:00 PM).

This meeting will only occur online. See the back side for instructions on participation.



OWNNAME	TAXADD1	CITY	STATE	ZIPCODE
LIPE FANNIE DEAL	840 OLD BEATTY FORD RD	CHINA GROVE	NC	28023
STIREWALT MICHAEL EDWARD	1920 GAILLARD DR	RALEIGH	NC	27614
JOHNSON DAWN M	883 OLD BEATTY FORD RD	CHINA GROVE	NC	28023
K-TOWN HOMES LLC	119 W AV	KANNAPOLIS	NC	28081
LANDIS CHURCH OF GOD	PO BOX 17	LANDIS	NC	28088
KANNAPOLIS MOOSE LODGE	1860 BOSTIAN RD	CHINA GROVE	NC	28023
SUTHERLAND WADE JR & KIM	PO BOX 393	CHINA GROVE	NC	28023



Public Notice: 9/16 – Sign / Letters; Web Post – 9/18

Procedures

- ✓ **MOTION TO ADOPT STATEMENT OF REASONABLENESS**
- ✓ **MOTION TO ADOPT STATEMENT OF CONSISTENCY**
- ✓ **MOTION TO APPROVE / DENY / TABLE Z 04-20**

SECOND READING REQUIRED TO ALLOW PUBLIC COMMENT 24 + HRS AFTER MEETING